



**DELTA CITY PLANNING & ZONING PUBLIC HEARING**  
**Wednesday, February 09, 2022 at 6:30 PM**  
**Delta City Municipal Complex Council Chambers\***

**MINUTES**

2      **CALL TO ORDER**

3      PRESENT

4      Richard Jones  
5      Kelly Carter  
6      Phil Diaz  
7      Don Smith  
8      Nick Killpack

10     ABSENT

11     Megan Davies  
12     Derek Curtis  
13     Chad Droubay

14     ALSO PRESENT

15     Todd Anderson  
16     Margarita Phillipsen  
17     Rodney Phillipsen  
18     Marcos Lazaro  
19     Kiley Chase  
20     Rob Droubay  
21     John Niles  
22     Michelle Lovejoy  
23     Brett Bunker  
24     Sherri Westbrook  
25     Dent Kirkland

26     Planning and Zoning Commission Chairman Jones called the meeting to order at 6:31 p.m. He stated  
27     that notice of the time, place and the agenda of the meeting had been posted at the City Municipal  
28     Complex, on the Utah Public Notice website, on the Delta City website and had been provided to  
29     the Millard County Chronicle-Progress and to each member of the Commission at least two days  
30     prior to the meeting.

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32     **BUSINESS –**

33     The Planning and Zoning Commission Public Hearing was to receive and consider public comment regarding  
34     the proposed Ordinance 22-292 amending titles 16 and 18 of the Delta City code pertaining to, among  
35     other things, removal of remnant language regarding conditional use permits, requirement that preliminary  
36     subdivision plats are approved by the Delta City Council, adjusting available uses of real property fronting  
37     narrow rights-of way, corrections to code generally.

38     Margarita Phillipsen asked for a general recap of the changes to code 16 and 18., Council Member Killpack  
39     provided to her a broad summary that the Ordinance changes the process of approving preliminary plats,

40 they will get preapproved by the Planning and Zoning Commission and City Council. Previously they were  
41 preapproved only by the Planning & Zoning. In the future, when subdividing on a narrow right-of-way,  
42 there will need to be improvements made as stated in the code.

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44 Public Works Director Kirkland informed the Planning and Zoning Commission that this will have an effect  
45 on the Phillipsen's lot. Delta City is looking at vacating the road, but that would limit the subdivision and  
46 building of future lots.

47 Council Member Chase inquired about why the preliminary plats were going to City Council as well.  
48 Commission Member Carter and Chairman Jones agreed that there would be more checks and balances,  
49 and less things being missed.

50 **ADJOURN**

51 The Planning and Zoning Commission Public Hearing closed at 6:52 p.m.

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Sherri Westbrook, Recorder